

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
7	03/11/19	Open	Action	03/08/19

Subject: Florin Light Rail Station Use Update

ISSUE

Update on potential future use of property at the Florin Light Rail Station for a homeless shelter.

RECOMMENDED ACTION

None.

FISCAL IMPACT

None as a result of this information item.

DISCUSSION

The City of Sacramento (City) is requesting a 30-month lease of approximately two acres of the Florin Light Rail Station parking lot for a temporary homeless shelter to house up to 100 beds. The proposed location is in the northwest corner of the paved parking lot (Attachment 1). It is bordered by Florin Road on the south, a grass field on the north, a mobile home park to the east and housing on the west.

After the expansion of the Blue Line to Cosumnes River College in 2015, parking demands at the Florin Station have dropped due to it no longer being near the terminus of the line. There are 1,074 parking spots at the station, but only about 50-200 spots are occupied on a daily basis. SacRT acquired the land with state and federal funds, which requires SacRT to receive fair market value from a lease and concurrence from the Federal Transit Administration (FTA).

City staff has been working with SacRT staff to evaluate the site's opportunities and constraints. This is the first of several efforts throughout the City to identify suitable sites for those persons experiencing homelessness. According to the City, each site would (1) be utilized by referral only, (2) have 24 hour staffing and case management services, and (3) have housing supporting services and coordination with other service providers.

The City has conducted outreach with the surrounding neighborhood:

- January 29 - Community Forum at Burbank High School
- February 5 - Florin Road Partnership Security meeting
- February 16 – Indian Lane resident meeting
- February 21 – Golf Course Terrace Estates Neighborhood Association – general membership meeting

Additionally, Councilmember Schenirer and District 5 staff are meeting directly with community members who have requested meetings around the issue and are planning forums that accommodate Hmong and Spanish speaking residents of the neighborhood. The City has also

Approved:

Presented:

Revised Final 03/08/19

General Manager/CEO

VP, Finance/Chief Financial Officer

J:\Board Meeting Documents\2019\04 March 11, 2019\Florin Light Rail Station Use Update.doc

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formed a monthly Advisory Group (of which SacRT staff is a participant), which initially met on February 19 and has been tasked with developing a “Good Neighbor Policy” with the surrounding neighborhoods and schools. The draft site plan and samples of the proposed structures are in Attachment 2.

Details about the Homeless Triage Center provided by City

- Successful locations must have access to transit, access to water and electrical utilities, and enough space for up to 100 people, their belongings, pets, and operations and services. Quick construction for the upcoming winter requires an existing paved lot with nearby utility connections.
- *Potential Shelter guests:* Access to the triage shelter is by referral only. There are no walk-up referrals to the site, or a waiting list for beds. The City’s Police Impact Team and Outreach partners through the City’s Pathways to Health and Home Program will identify people in need of shelter and arrange for intake and transportation. The City will give priority to individuals experiencing homelessness currently unsheltered in the immediate community. City Impact Team members believe a 100-bed shelter could be filled with homeless people residing in the immediate Florin/South Sacramento area almost immediately.
- *Timing of Shelter Operation:* The City is requesting a 30-month lease that will commence upon a signed agreement between the City and SacRT. This will provide the necessary 6-8 months to construct the shelter and allow operations through the winters of 2019 and 2020. Any extension of the lease would require a proactive decision of the SacRT Board and the City Council.
- The City recognizes that SacRT is proceeding on developing a Transit Oriented Development on the site and will coordinate its efforts with SacRT to not interfere with future development opportunities.
- *Shelter Operations:*
 - The City will seek a partnership from an experienced shelter operator via a public bid process. Final approval of the operator (via a funding agreement) will be considered by the City Council in a public session. City staff will retain direct oversight of the shelter in cooperation with the chosen partner, including facility maintenance and coordination of services.
 - The triage shelter would be open to guests 24 hours a day, seven days a week. There will be restrooms and showers on site. Guests will be provided three meals a day, as well as a variety of services and programming to encourage guests to stay on site and work toward housing, employment, or other individualized goals. Guests will be given a transit pass/Connect card (purchased by the City) which will address one of the challenges to accessing services and long-term employment – access to transportation.
 - There will be activity in and around the shelter – case managers, health care workers, etc. will come and go as with any business or service delivery organization.

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For the City’s Railroad Shelter in the north area, the City’s Community Development Department did an environmental review that determined minimal vehicular impacts.

- **Safety and Security:**
 - The site would be enclosed by a fence surrounding the entire shelter area.
 - Access to the shelter facility is limited – there will be 24 hour on-site staffing of the shelter by the service provider.
 - For surrounding neighborhoods, the City would increase police patrols and solid waste cleanup in the immediate vicinity.
 - To support SacRT’s needs for improved transit security patrols, the City will lease a trailer for SacRT Police Service staff to be situated next to the light rail station and bus transfer area. A trailer will allow existing Transit Officers patrolling along the Blue Line to more easily address issues and could allow for increased security camera support and serve as a substation for SacRT Police Services.
 - The City will work with the principal of Burbank High School, and the Law and Social Justice Academy, and other neighboring schools regarding student educational opportunities related to the shelter. Sacramento Police Department will prioritize student and rider safety in the immediate area.
- **Shelter and Station Area Maintenance and Cleaning:** The contracted shelter provider would be responsible for daily operation of the shelter site, and the City facility department would be responsible for maintenance of the site and buildings. In addition, the City would identify resources to provide a Downtown Streets Team (DST) comprised of (homeless) individuals for maintenance and cleaning of the area surrounding the shelter as well as the light rail station. DST will give preference on their work teams for shelter guests or others experiencing homelessness in the immediate area.

License Agreement Terms between City and SacRT

At the January 28, 2019 Board meeting, the Board directed Staff to work with the City to determine if SacRT would be legally able to lease a portion of the Florin station property to the City for a homeless shelter and what terms and conditions would be required. Staff has drafted the following list of salient terms and conditions. These are however subject to change and a more final term sheet and delegation of authority will be brought back to the Board for vote at a future meeting.

1. FTA Concurrence requirements:
 - a. Follow Circular: FTA C 5010.1E on Management of Real Property to determine if lease is “Incidental Use” or “Joint Development” and therefore which rules apply
 - b. Provide documentation to FTA that it will not impact transit ridership and park and ride usage
 - c. Provide documentation (third party appraisal) to FTA that lease will generate fair market revenue
 - d. Define clearly in license agreement the Responsible Parties for costs, liabilities, insurance, and safety from specific construction, operation and site use activities
 - e. Define clearly in license agreement the Return to Original Conditions and Responsible Parties (to ensure continued transit usage following lease duration)

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- f. Obtain written approval from Region 9
- 2. Security Provisions to prevent impact to transit passengers and SacRT property. SacRT and City are working together on terms including surveillance, lighting and fencing.
- 3. Operating Costs
 - a. Utilities (covered by project)
 - b. Cleaning throughout station area by Downtown Streets Team
- 4. Modifications to site
 - a. Costs of site preparation and return to original condition (covered by project)
- 5. Indemnification clause protecting SacRT from any liability resulting from use of site and CEQA compliance

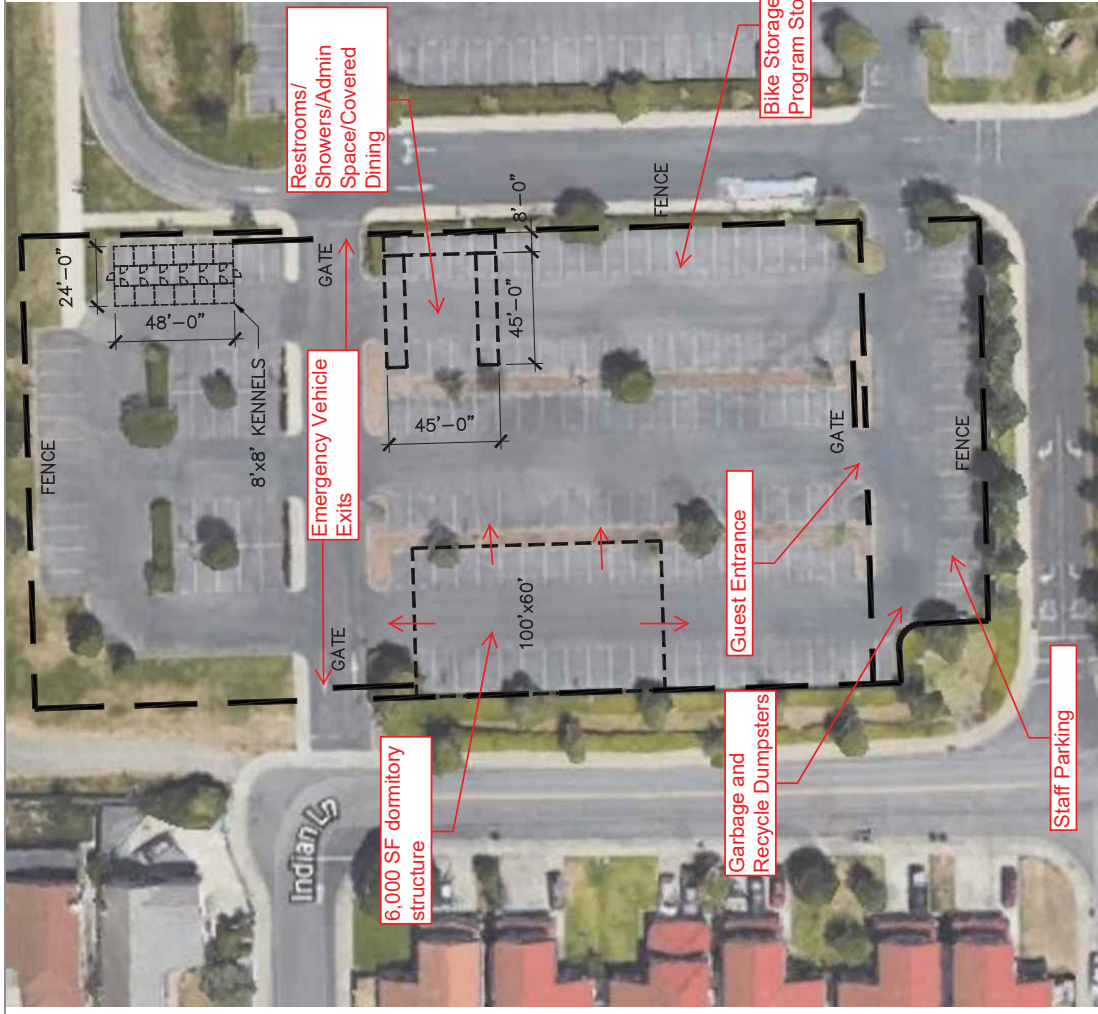
Both parties have discussed the monitoring of impacts. Transit ridership, passenger use of the station, crime incidents, and neighborhood homelessness statistics will all be tracked to assess the impacts of the facility throughout the duration of the lease.

Term sheet and specifics regarding operation and construction of the City Homeless Triage Center are subject to approval by the City Council. SacRT and City staff will work together to ensure the spirit of this proposed use will be met.





VICINITY PLAN
NTS



Attachment 2
Sheet No: A-1
1 OF 1

Work Order No: 2808287
Issue Date: 3/4/2019
Sheet Scale: 1"=50'

Designed By: AS
Drawn By: IM
Reviewed By: AS

No.	Comments / Remarks	Date

Sheet Type / Description:
PROPOSED HOMELESS SHELTER
SITE PLAN

Project Name & Address:
FLORIN RD, LIGHT RAIL STATION
7029 INDIAN LANE
SACRAMENTO, CA 95822



Dormitory Structure



Fresno Rescue Mission – Sprung Structures



Fresno Rescue Mission – Sprung Structures

Dormitory Structure



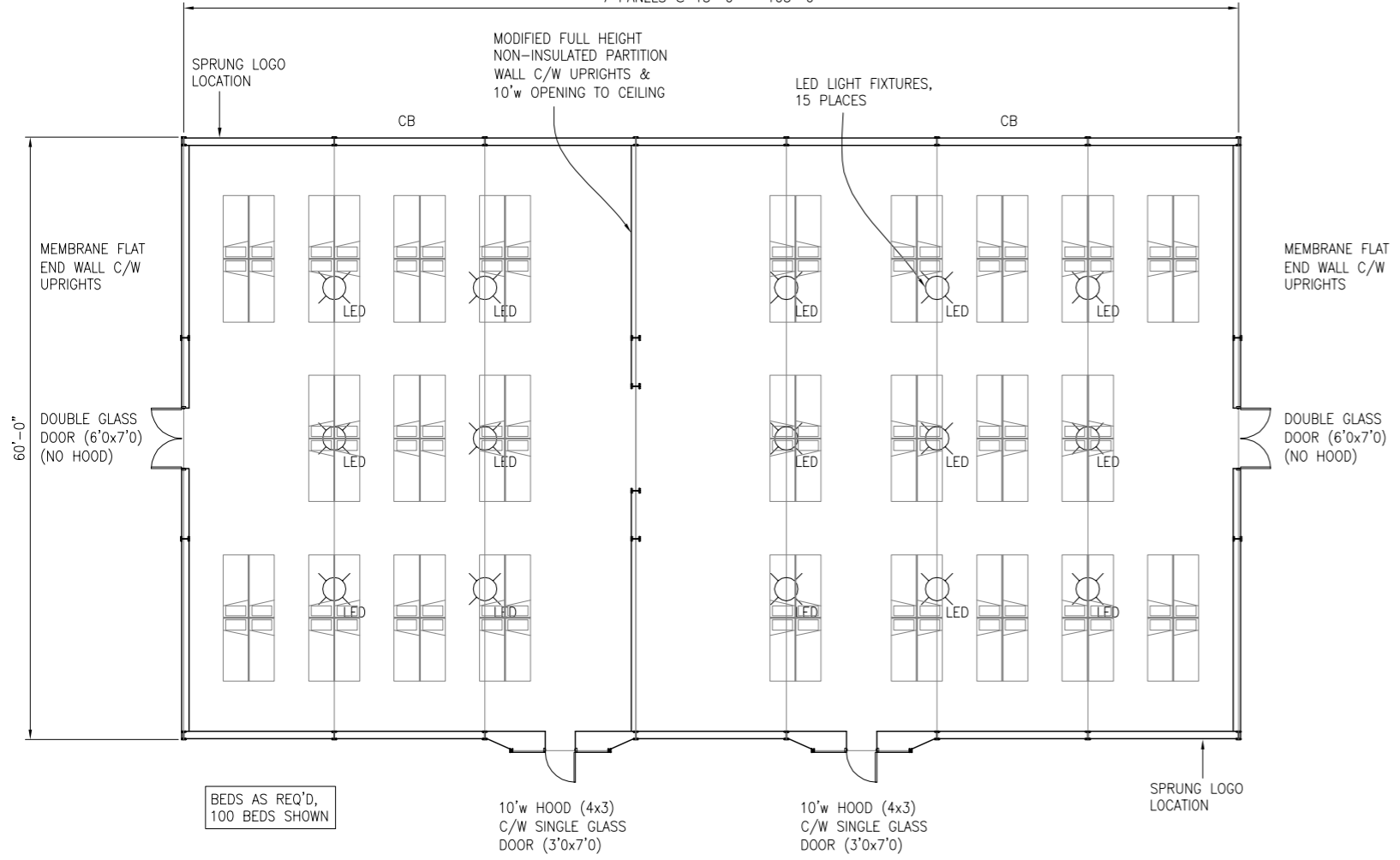
Division Circle Navigation Center, San Francisco – Sprung Structures

As one vendor of this type enclosure, Sprung Structures offers:

- Immediate delivery from Inventory
- Rapid Construction Schedule
- Spacious, Energy Efficient Environments
- Standard Daylight Panels
- Limited Foundation Requirements

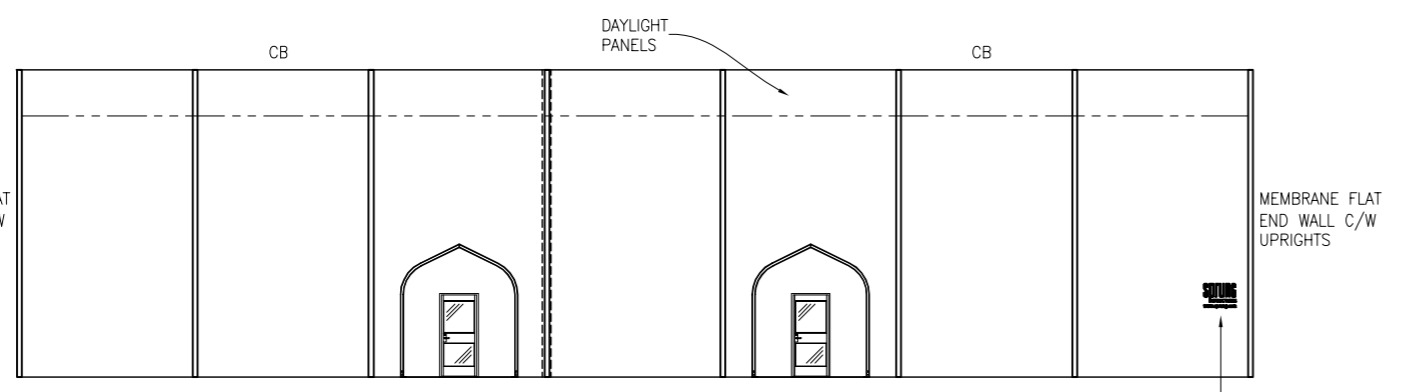
CB = CABLE BRACING

7 PANELS @ 15'-0" = 105'-0"



1 OPEN PLAN VIEW
026.0 1/8"=1'-0"

INTERIOR SHOWN FOR REFERENCE ONLY, FINAL LAYOUT DESIGNED & SUPPLIED BY OTHERS.



2 ELEVATION
026.0 1/8"=1'-0"

DRAWING APPROVAL

Signature _____

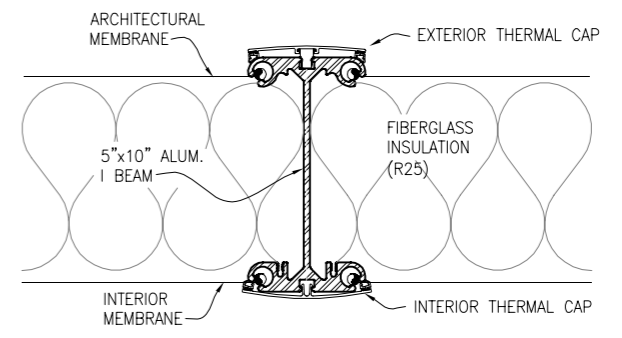
Print Name _____

Date: _____

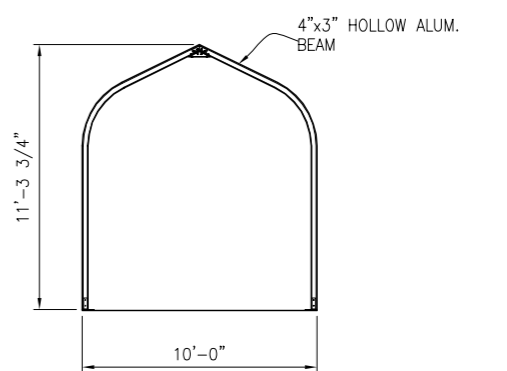
Confirmation of wind speed at site per the local building dept.
Building Code: _____

_____ MPH, Exposure _____

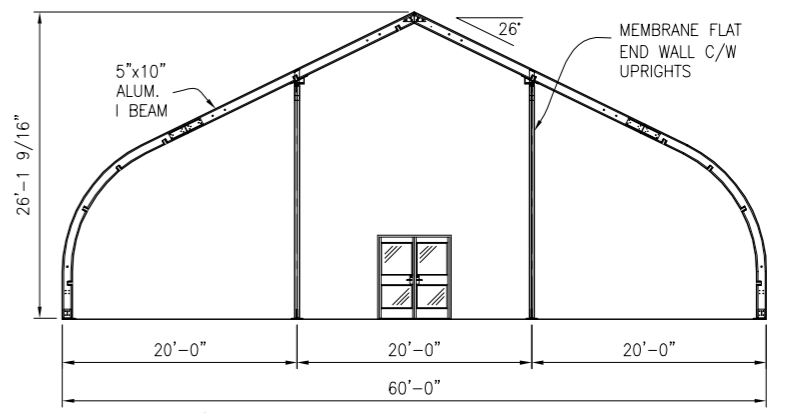
Initial _____



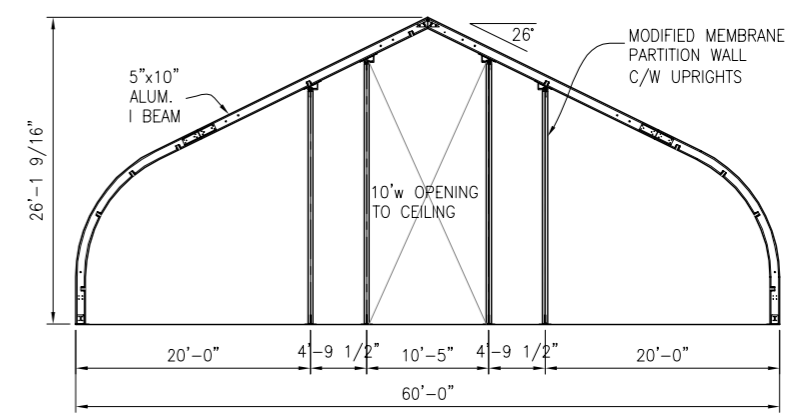
3 5"x10" INSULATED BEAM SECTION
026.0 3"=1'-0"



4 SECTION 10'-0" HOOD
026.0 1/4"=1'-0"



5 FLAT END 60'-0" INSULATED STRUCTURE
026.0 1/8"=1'-0"



6 MODIFIED 60'-0" NON-INSULATED PARTITION WALL
026.0 1/8"=1'-0"



innovation | versatility | reliability

TOLL FREE: 1-800-528-9899
or (403) 601-2292 www.sprung.com

- GENERAL NOTES:**
1. ALL PERSONNEL DOORS C/W PANIC HARDWARE & HOODS.
 2. STRUCTURE TO BE INSULATED WITH FIBERGLASS BATT INSULATION C/W INNER LINER, TO DAYLIGHT PANEL LEVEL ONLY.
 3. INNER & OUTER MEMBRANE TO BE FINISHED TO CONCRETE USING ALUM. FLAT BAR
 4. STRUCTURE MEMBRANE MEETS: NFPA 701, CALIFORNIA STATE FIRE MARSHAL, ASTM E84, CAN/ULC-S-109 & CAN/ULC-S-102 SPECIFICATIONS.
 5. THIS STRUCTURE IS DESIGNED TO SHED/RELEASE SNOW. THE PERIMETER OF THE STRUCTURE SHALL BE KEPT CLEAR.
 6. WHEN DESIGNING A HEATING, VENTILATION OR AIR CONDITIONING SYSTEM FOR ANY TYPE OF BUILDING, IT IS IMPORTANT TO ENSURE THAT THIS SYSTEM INTAKES MORE AIR THAN IS BEING EXHAUSTED AT ANY GIVEN TIME. THIS PROCESS WILL RESULT IN A POSITIVE PRESSURE BEING MAINTAINED. CONVERSELY, IF NEGATIVE PRESSURE EXISTS WITHIN THE STRUCTURE, IT WILL BE DIFFICULT TO OPEN DOORS AND MOISTURE WILL BE DRAWN INTO THE STRUCTURE.
 7. ALL INTERIOR WALLS & PARTITIONS (IF APPLICABLE) TO BE FREE STANDING & INDEPENDENT OF SPRUNG STRUCTURE.

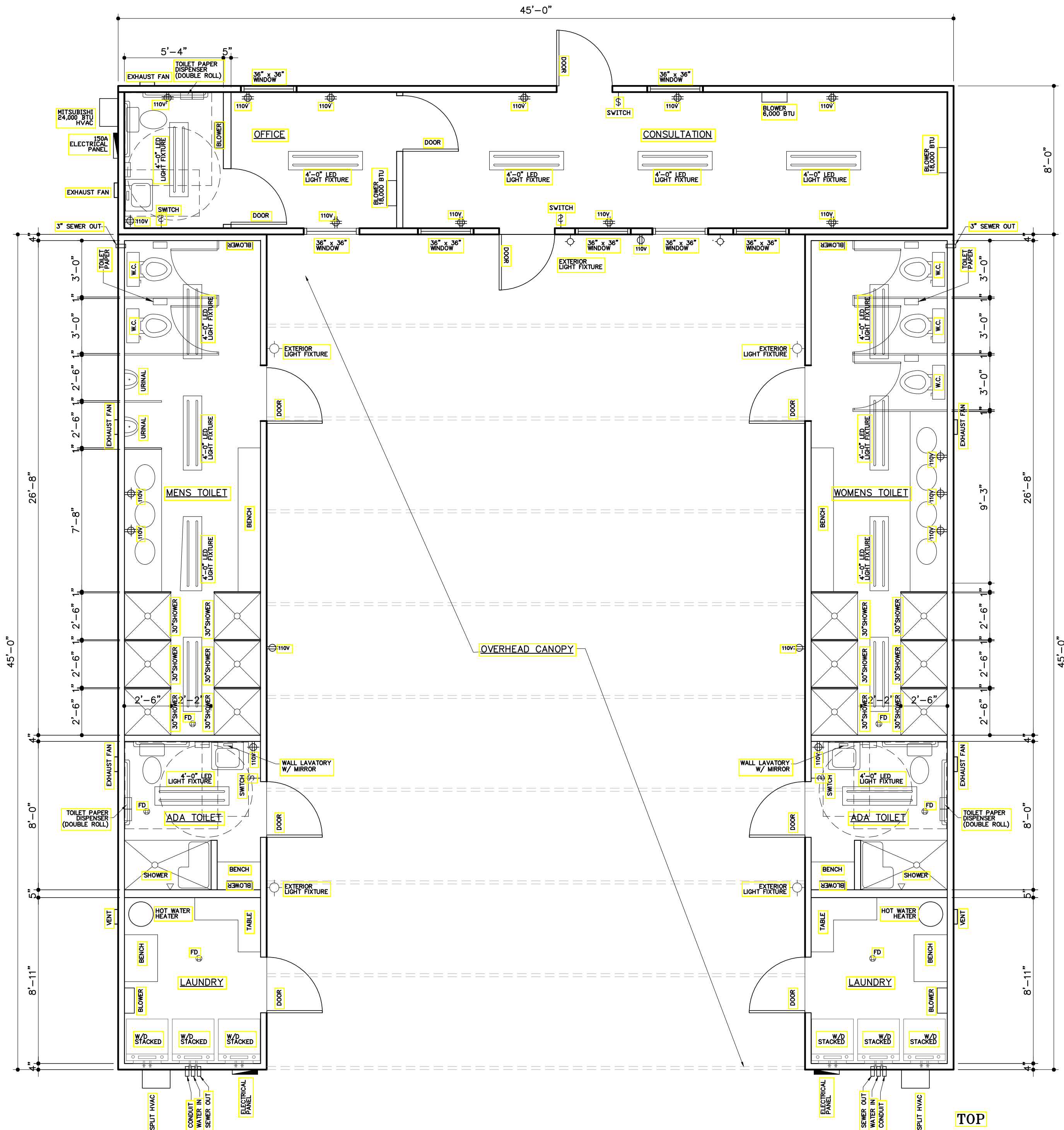
SIGNATURE SERIES

REV: MM/DD/YY DESCRIPTION
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CITY OF SACRAMENTO

60.0' x 105.0'
NAVIGATION CENTER - DORMITORY

DRAWN BY N. BUTT	DATE 01/21/2019
CHECKED BY	APP'D BY
SCALE AS NOTED	DRAWING # P19-026.0
CUST. APP'L	



CITY OF SACRAMENTO
HOMELESS SHELTER

GENERAL NOTES

AUTHORIZED SIGNATURE OF PRODUCTION	DRAWN BY	DATE
	W.G.	11/11/18
I HAVE REVIEWED ALL PLANS AND SPECIFICATIONS FOR THE PROJECT. I AUTHORIZE CONSENT OF DIAMOND BUILDERS INC. TO CONSTRUCT THE PROJECT AS IS. I UNDERSTAND THAT ANY CHANGES MADE TO THE FLOOR PLANS OR QUOTE WILL RESULT IN ADDITIONAL CHANGES.	BUILDING TYPE	SIZE
		QUOTE NUMBER
		SERIAL NUMBER

Linked Equipment Cargo Container Conversions



Typical Exterior View of a Converted Cargo Container.



Typical Exterior View of a Converted Cargo Container.

Linked Equipment Cargo Container Conversions



Interior views of Restroom/Shower Facilities.



Interior views of Restroom/Shower Facilities.

Perimeter Fencing



Green Privacy Screen over 8' Chain Link.